

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 22nd day of July, 1983, that the herein Petition for Variance(s) to permit an open space ratio of zero in lieu of the minimum permitted ratio of .1 and 6 parking spaces in lieu of the required 9, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 22, 1983
BY *May Campbell*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Date: May 23, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- | | |
|------------|--------------------------------------|
| Item # 172 | - F & M Enterprises, Inc. |
| Item # 170 | - Joseph L. Soley |
| Item # 181 | - Robert H. & Mildred J. McKenny |
| Item # 190 | - J. M. G. Company, Inc. |
| Item # 191 | - Fred L. Elrick, Sr. |
| Item # 192 | - Cohn Brothers |
| Item # 198 | - Selway, Incorporated |
| Item # 199 | - Clarence & Irene McNeal |
| Item # 201 | - Robert C. Baumgartner |
| Item # 207 | - F & S Partnership |
| Item # 210 | - Edwin J. & Joan W. Ceryway |
| Item # 211 | - Middle River Realty Company, Inc. |
| Item # 221 | - Barry L. & Ruth Green |
| Item # 225 | - Battle Kiron |
| Item # 228 | - Christopher R. & Pamela L. Burrow |
| Item # 230 | - Richard L. & Lucia M. Hilbert |
| Item # 231 | - James E. & Mary H. O'Meara, Jr. |
| Item # 232 | - Venice K. Paterakis |
| Item # 233 | - Herriott Blvd. Limited Partnership |
| Item # 234 | - Burton Crossing Joint Venture |
| Item # 236 | - Owen C. & Elsie M. Smith, Jr. |
| Item # 237 | - Joseph W. & Donna M. Stack |
| Item # 238 | - John W. & Maureen S. Diegel |
| Item # 241 | - Brandon B. & Ruth W. Watlock, Jr. |
| Item # 242 | - Herbert L. & Patricia H. Grymes |
| Item # 243 | - Lawrence J. & Patricia A. Sadowski |
| Item # 244 | - Edwin E. & Sharon A. Brager |
| Item # 246 | - Martin Plaza, Inc. |
| Item # 248 | - Martin H. Feehley, Jr., et ux |

Jan J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 1, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. James E. O'Meara, Jr.
204 Washington Avenue
Towson, Maryland 21204

RE: Item No. 231 - Case No. 84-18-A
Petitioner - James E. O'Meara, et ux
Variance Petition

Dear Mr. & Mrs. O'Meara:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a large addition to the side and rear of the existing office building, with parking provided on-grade and below said addition, this hearing is required.

For further information on the comments from the Department of Permits and Licenses, you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

May 17, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 231 Zoning Advisory Committee Meeting May 10, 1983 are as follows:

Property Owner: James E. & Mary H. O'Meara, Jr.
Location: W/S Washington Ave., 230' S. from centerline of Susquehanna Avenue
Existing Zoning: B.M.-70
Proposed Zoning: Variance to permit 0' of amenity open spaces in lieu of the required 9.
395.3 sq. ft. & to permit 6 parking spaces in lieu of the required 9.
Acres: 41/41 x 112.50/112.50
District: 9th

The items checked below are applicable:

- ✓ All structure shall conform to the Baltimore County Building Code 1980/ Council Bill 142 State of Maryland Code for the Handicapped and Aged; and other applicable Code.
- ✓ A building and other miscellaneous permits shall be required before beginning construction.
- ✓ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- ✓ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ✓ An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, Line 2, Section 101.7 and Table 102.
- ✓ Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- ✓ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ✓ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

SPECIAL NOTE: ✓ Comments: As this structure appears to be in the Towson fire limits, it shall comply to Section 502.0 for construction type and fire separation & protection. See Table 303.2 for other business use code requirements.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:lj
FORM 01-82

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

MARY J. PISTEL, P.E.
DIRECTOR

June 16, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #231 (1982-1983)
Property Owner: James E. & Mary H. O'Meara
W/S Washington Ave., 230' S. from center-
line of Susquehanna Ave.
Acres: 41/41 x 112.50/112.50
District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Washington Avenue, an existing County street, is proposed to be further improved in the future in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities would be the full responsibility of the Petitioner.

Very truly yours,
Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EFM:FWR:SS

cc: J. Trenner (S. Poehlman)

N-W Key Sheet 37 NE 2 Pos. Sheet
NE 10 A Topo 70 & 70A Tax Maps

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 9, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 10, 1983

RE: Item No: 227, 228, 229, 230, 231, 232, 233
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 22, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 228, 230, 231, 232, and 233 -ZAC- Meeting of May 10, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 228, 230, 231, 232, and 233.

MSF/cem

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

RE: Petition for Variance
W/S of Washington Ave., 230' S of
the center line of Susquehanna Ave.
9th Election District
James E. O'Meara, Jr., et ux -
Petitioners
NO. 84-18-A (Item No. 231)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

Pursuant to the advertisement, posting of property, and public hearing on the Petition for a Variance from Section 409.2.b.(5) to permit 6 parking spaces in lieu of the required 9, an Order granting the petition was issued on July 22, 1983. Subsequently, it appearing that by reason of the following finding of facts that:

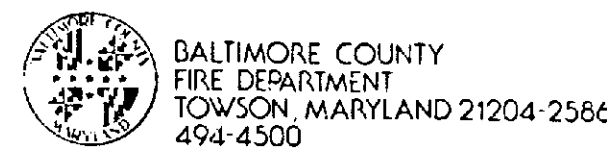
1. The total floor area is 3,953 square feet.
2. Section 409.2.b.(5) requires off street parking spaces for "Other institutional, office, and nonretail commercial buildings (excluding garage structures) having a total floor area of more than 5,000 square feet..."
3. The Petition for Variance from Section 409.2.b.(5) is not required.

Therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of August, 1983, that the Order passed in this matter, dated July 22, 1983, is hereby AMENDED, Nunc Pro Tunc, to delete "and 6 parking spaces in lieu of the required 9" and to add the following concluding paragraph:

"The Petition for Variance from Section 409.2.b.(5) to permit 6 parking spaces in lieu of the required 9 is hereby DISMISSED."

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



PAUL H. RENCKE
CHIEF

September 14, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James E. and Mary H. O'Meara, Jr.

Location: W/S Washington Avenue 230' S. from centerline of Susquehanna Avenue

Item No.: 231 Zoning Agenda: Meeting of May 10, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

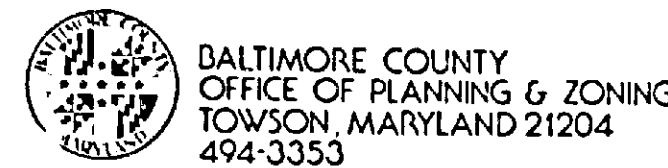
() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comment, at this time.

REVIEWER: John W. Hession, III George M. Hammond
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mid cm

7/14/83-A



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 22, 1983

Mr. and Mrs. James E. O'Meara, Jr.
204 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
W/S of Washington Ave., 230' S of
the center line of Susquehanna Ave.
9th Election District
James E. O'Meara, Jr., et ux -
Petitioners
NO. 84-18-A (Item No. 231)

Dear Mr. and Mrs. O'Meara:

I have this date passed my Order in the above captioned matter in accordance with the attached.

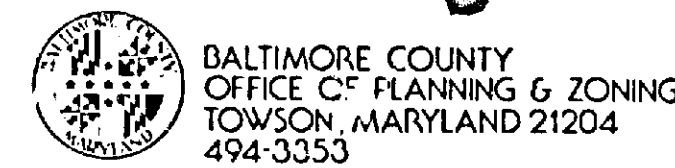
Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel



ARNOLD JADLOH
ZONING COMMISSIONER

August 22, 1983

Mr. and Mrs. James E. O'Meara, Jr.
204 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
W/S of Washington Ave., 230' S of
the center line of Susquehanna Ave.
9th Election District
James E. O'Meara, Jr., et ux -
Petitioners
NO. 84-18-A (Item No. 231)

Dear Mr. and Mrs. O'Meara:

I have this date passed my Amended Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

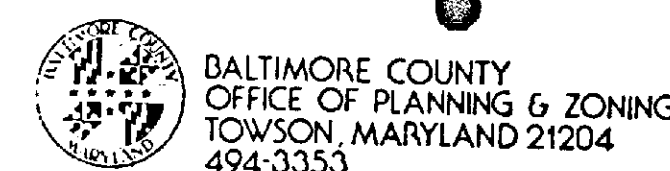
William E. Hammond
TO: Zoning Commissioner Date: July 1, 1983
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-18 A
SUBJECT: James E. O'Meara, Jr. et ux

This office is not supportive of the granting of variances to the minimum permitted amenity open space ratio.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 1, 1983

Mr. & Mrs. James E. O'Meara, Jr.
204 Washington Avenue
Towson, Maryland 21204

Re: Petition for Variances
W/S Washington Ave., 230' S of the
c/l of Susquehanna Avenue
Case No. 84-18-A

Dear Mr. & Mrs. O'Meara:

This is to advise you that \$64.85 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 119427
DATE 7/21/83 ACCOUNT R-01-615-000
AMOUNT \$64.85
RECEIVED FROM James E. O'Meara, Jr.
FOR Advertising & Posting Case #84-18-A
(96)
C 030*****648510 0226A
VALIDATION OR SIGNATURE OF CARRIER

June 14, 1983

Mr. & Mrs. James E. O'Meara, Jr.
204 Washington Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: W/S Washington Ave., 230' S of the
c/l of Susquehanna Ave.
Petition for Variances
James E. O'Meara, Jr., et ux - Petitioners
Case No. 84-18-A

TIME: 10:00 A.M.

DATE: Thursday, July 14, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 113 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117342
DATE 6-27-83 ACCOUNT R-01-615-000
AMOUNT 100.00
RECEIVED FROM Sam
FOR Elysee to Towson 231 212-000
7/26/83
C 034*****1000010 0226A
VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
9th Election District

ZONING: Petition for Variances
LOCATION: West side of Wash-
ton Avenue, 230 ft. South of

DATE & TIME: Thursday, July 1963 at 10:00 A.M.
PUBLIC HEARING: Room County Office Building, 111 Chesapeake Avenue, Town

The Zoning Commissioner of Baltimore County, by authority of Zoning Act and Regulations Baltimore County, will hold a public hearing:

Petition for Variances to permit an open space ratio of 0 in lieu of the minimum permitted ratio of 0.333.3 sq. ft. open space required and to permit 6 parking spaces in lieu of the required 8.

The Zoning Regulation to be accepted as follows:
Section 225B.4 -- minimum permitted amenity open space ratio
H.M.-C.T. zone
Section 225B.5 -- parking

All that parcel of land in Ninth District of Baltimore County beginning for the same on West side of Washington Avenue a distance of 239 feet South

from the center line of Susquehanna Avenue, thence Southerly, binding on the West side of Washington Avenue, with the use thereof in common, 41 feet, thence Westerly 11 feet to the East line of Lot No.

J. Merten's land in Townson is distant 9 feet from the Southern corner thereof, thence North parallel to the first line above mentioned 41 feet to the end of third line of Lot No. 14, meeting

in the deed from Franklin J. Menden, et al, to Albert E. DeBauw, et al, hearing date September 1910, and recorded among the Land Records of Baltimore County Liber. W.P.C. No. 355, folio 1.

thence Easterly 112 1/4 feet to place of beginning.
The improvements thereon known as 204 Washington Avenue Being the property of James O'Meara, Jr., et ux. as shown

Hearing Date: Thursday, July 1983 at 10:00 A.M.
Public Hearing: Room 106, Court Office Building, 111 W. Chesapeake

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 23,

TOWSON, MD., June 23, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~that the same~~ ~~at one time~~ ~~was published~~ before the 14th day of July, 1883, the ~~first~~ publication appearing on the 23rd day of June, 1883.

THE JEFFERSONIAN
G. Frank Smith

Manager.

Cost of Advertisement, \$ 26.25

TOWSON, MD. 6/7

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 22nd day of June 1983.

THE TOWSON TIMES
Maricenne M. Mello

Cost of Advertisement, \$ 33.60

Date of Posting June 27, 1983

District: 9th Date of Posting: June 27, 1983

Posted for: Warrensville

Petitioner: James C. P. Macaruso, Jr. et ux

Location of property: N.W. 1/4 of Washington Ave. 230' S of the
Centerline of Sugarbush Lane

Location of Signs: West side of Washington Avenue in front of 204
N. Washington Avenue, approx. 260' S of the Centerline of Sugarbush Lane

Remarks:

Posted by: S. J. Smith Signature Date of return: June 29, 1983

Number of Signs: 1

